

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/S Oak Court, 209 ft. S
of Liberty Road * ZONING COMMISSIONER
3506-3508 Oak Court
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Virginia A. Puglisi, et al * Case No. 96-417-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 3506 and 3508 Oak Court in Woodlawn. The Petition is filed by Virginia A. Puglisi, Marie E. Biddlecomb and Kathleen A. Smith, property owners. Variance relief is requested from Sections 1B02.3.B.1 and 211.1 (1955 regulations) of the Baltimore County Zoning Regulations (BCZR) to allow a two family semi-detached dwelling on two lots with a combined width of 78.8 ft. measured at the front building line, in lieu of the 90 ft., as required. Also requested is a variance from Sections 211.3 and 214.1 of the BCZR to allow a side yard setback of 13.9 ft., in lieu of the 15 ft. required. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Marie E. Biddlecomb and Kathleen A. Smith, co-Petitioners/property owners. Appearing as interested persons were Mr. and Mrs. Weber, who reside next to the site. The Petitioners were represented by Anthony J. DiPaula, Esquire. There were no Protestants present.

Testimony and evidence offered was that the subject property was originally owned by Mr. Puglisi, the father of the Petitioners. He passed away recently and, by Will, bequeathed the property to his three daughters. As shown on the site plan, the property is an irregularly shaped lot which is approximately .29 acres in combined area.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

The site is improved with a semi-detached (side by side) structure. The structure features two dwelling units which are the mirror image of one another. One of the units is known as 3506 Oak Court and the other 3508 Oak Court.

Apparently, the structure was built in the mid 1950s and has been used for residential purposes for many years. Apparently, upon their inheritance of the subject site, the Petitioners listed the property for sale. They were advised by a lender who was considering providing mortgage money on the property that a statement of zoning approval was necessary. When they attempted to obtain that statement, the Petitioners discovered that the proposed variance relief was necessary.

An examination of the site plan shows that the property known as 3508 Oak Court maintains a 13.9 ft. setback to the side yard, slightly less than what is required. Moreover, the front width of the property at the building line, 78.8 ft. is under the 90 ft. requirement.

It is unclear as to how the building permits were obtained in the mid 1950s to construct a dwelling due to these setback deficiencies. However, it is equally clear that the utilization of the property, in this manner, over the past 40 years has been without detriment to the surrounding locale. This was confirmed by the Petitioners and Mr. and Mrs. Weber, who reside next door.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have complied with the provisions of Section 307 of the B.C.Z.R. as construed by the case law. In my judgment, strict adherence to the regulations would result in a practical difficulty upon the property owners.

ORDER RECEIVED FOR FILING

Date

By

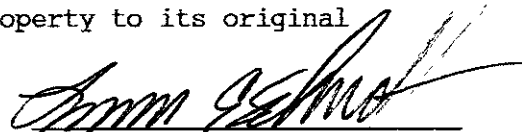
MICROFILMED

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June, 1996 that a variance from Sections 1B02.3.B.1 and 211.1 (1955 regulations) of the Baltimore County Zoning Regulations (BCZR) to allow a two family semi-detached dwelling on two lots with a combined width of 78.8 ft. measured at the front building line, in lieu of the 90 ft. as required, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 211.3 and 214.1 of the BCZR to allow a side yard setback of 13.9 ft., in lieu of the 15 ft. required, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES/mmn

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 6, 1996

Anthony J. DiPaula, Esquire
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 96-417-A
Petition for Zoning Variance
Location: 3506 and 3508 Oak Court
Virginia A. Puglisi, et al, Petitioners

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

c: Mrs. Marie Biddlecomb, 12850 Amberwoods Way, 21784
c: Mrs. Kathleen A. Smith, 1108 Outlet Mills Court, 21208

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

3506 and 3508 Oak Court

which is presently zoned

DR 5.5

96-417-A

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.b.1 and 211.1 (1955 Regs.)

to allow a two-family semi-detached dwelling on two lots with a width of 78.8' measured at the front building line, in lieu of the 90' as required; Sections 211.3 and 214.1 to allow a side yard of 13.9' in lieu of 15' as required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) this residential structure was built in the mid 1950's, in a R.6 zone and pursuant to the 1955 Regulations, apparently with the appropriate approvals and permits, and since then, the builder/owner has died and the Petitioners have inherited the property which does not conform to the Zoning Regulations in effect at the time of development, and there is no way to make the property comply.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Anthony J. DiPaula

(Type or Print Name)

Covahey & Boozer, P.A.

Signature

614 Bosley Avenue

828-9441

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Virginia A. Puglisi

Marie E. Biddlecomb

(Type or Print Name)

Virginia A. Puglisi

Signature

Marie E. Biddlecomb

Kathleen A. Smith

(Type or Print Name)

Kathleen A. Smith

Signature

1108 Outlet Mills Court

Address

Phone No.

Baltimore, MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Anthony J. DiPaula

Name

614 Bosley Avenue

828-9441

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

416

MICROFILMED

ZONING DESCRIPTION

for
3506 & 3508 OAK COURT
BALTIMORE COUNTY
MARYLAND

96-417-A

Description of #3506

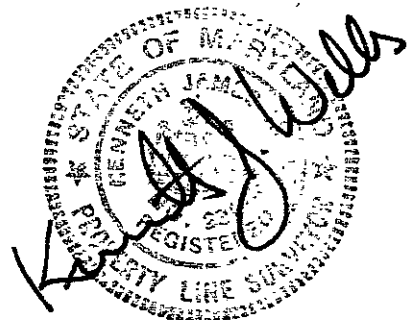
Beginning at a point on the northwest side of Oak Court which is 50 feet wide at a distance of approximately 209 feet south of the centerline of Liberty Road which is 80 feet wide and as recorded as the first described lot in Liber 11231 folio 581, North 54 degrees 56 minutes 40 seconds West 173.79 feet, South 31 degrees 34 minutes West 33.3 feet, South 54 degrees 56 minutes 40 seconds East 141.4 feet, binding on the west side of Oak Court on a curve having a radius of 45 feet in a northeasterly direction 7.88 feet, continuing to bind on the west side of Oak Court on a curve having a radius of 125 feet 37.30 feet in a northeasterly direction to the place of beginning.

Description of #3508

Beginning at a point on the northwest side of Oak Court which is 50 feet wide at a distance of approximately 147 feet south of the centerline of Liberty Road which is 80 feet wide and as recorded as the second described lot in Liber 11231 folio 581, South 63 degrees 05 minutes 50 seconds East 202.99 feet, South 31 degrees 34 minutes West 27.27 feet, South 54 degrees 56 minutes 40 seconds East 173.79 feet, binding on the west side of Oak Court on a curve having a radius of 125 feet 23.94 feet in a northeasterly direction, North 57 degrees 26 minutes 02 seconds East 37.69 feet to the place of beginning.

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416



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-417-11

District 2nd Date of Posting 8/17/86
Posted for: Variances
Petitioner: Virginia Publishing, et al
Location of property: 3506 Oakch. & 3508 Oakch
Location of Sign: Facing 220 Jct. on property being zoned
Remarks: _____
Posted by M. Healy Date of return: 5/24/86
Signature
Number of Signs: 1 MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/9, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 1996.

THE JEFFERSONIAN,

David Jefferson
LEGAL AD. TOWSON

"MICROFILMED"

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-417-A (Item 419)
3508 Oak Court and 3508 Oak Court NW/3 Oak Court, 200' S of Liberty Road
2nd Election District
and Councilmanic Legal Owner(s):
Virginia A. Fogels and Marie E. Bladecomb and Kathleen A. Smith

Variance: to allow a two family semi-detached dwelling on two lots with a width of 78.8 feet, measured at the front building line in lieu of the 80 feet required and to allow a side yard of 15.9 feet in lieu of 15 feet required.

Hearing: Tuesday, June 4, 1996 at 8:00 AM in Room 118 Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please call 867-3353.
(2) For information concerning the File # or hearing, Please Call 867-3351.

5/14 May 1996

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

JLH #416
015011

96-417-A

DATE 4/25/96 ACCOUNT ROCK 150

AMOUNT \$ ~~47.00~~ 85.00

RECEIVED FROM: DIPPLA

FOR 3506/08 CAR CT.

FOR: RV FILLER - 50.00

1 STATION 35.00

MICROFILMED

DA91N0021MICHRC

155.00

IN 0010-56AND4 25 96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 416 Petitioner: VIRGINIA A. PUGLISI, ET AL

Location: 3506 & 3508 OAK COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANTHONY J. DIPALMA

ADDRESS: 614 ROSLEY AVE.

TOWSON, MD 21204

PHONE NUMBER: (410) 828-9441

MICROFILMED

TO: PUTTICK PUBLISHING COMPANY

May 9, 1996 Issue - Jeffersonian

Please forward billing to:

Anthony J. DiPaula, Esq.

614 Bosley Avenue

Towson, MD 21204

828-9441

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-417-A (Item 416)

3506 Oak Court and 3508 Oak Court

NW/S Oak Court, 209' S of Liberty Road

2nd Election District - 2nd Councilmanic

Legal Owner(s): Virginia A. Puglisi and Marie E. Biddlecomb and Kathleen A. Smith

Variance to allow a two family semi-detached dwelling on two lots with a width of 78.8 feet measured at the front building line, in lieu of the 90 feet as required; and to allow a side yard of 13.9 feet in lieu of 15 feet required.

HEARING: TUESDAY, JUNE 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-417-A (Item 416)
3506 Oak Court and 3508 Oak Court
NW/S Oak Court, 209' S of Liberty Road
2nd Election District - 2nd Councilmanic
Legal Owner(s): Virginia A. Puglisi and Marie E. Riddlecomb and Kathleen A. Smith

Variance to allow a two family semi-detached dwelling on two lots with a width of 78.8 feet measured at the front building line, in lieu of the 90 feet as required; and to allow a side yard of 13.9 feet in lieu of 15 feet required.

HEARING: TUESDAY, JUNE 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Virginia A. Puglisi, et al
Anthony J. DiPaula, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1996

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 416
Case No.: 96-417-A
Petitioner: V. A. Puglisi

Dear Mr. DiPaula:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 06, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 421 AND 422.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 416 (JLL)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 *9W-2*

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 6, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410 420
411 421
412 422
413
414
415
416
417

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED

5 1996

MICROFILMED

PETITION PROBLEMS

#410 -- RT

1. Notary section is incomplete/incorrect.

#412 -- JJS

1. No title for person signing for legal owner.

#415 -- MJK

1. Is a violation - should not be filed as "administrative".

#416 -- JLL

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 -- MJK

1. No original signatures on petition form.

#419 -- MJK

1. No original signatures on petition form.

#420 -- JJS

1. No review information on bottom of petition form.

#422 -- MJK

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

MICROFILMED

April 30, 1996

RE: PETITION FOR VARIANCE
3506 Oak Court and 3508 Oak Court, NW/S
Oak Court, 209' S of Liberty Road
2nd Election District, 2nd Councilmanic

Virginia Puglisi, Marie Biddlecomb and
and Kathleen Smith
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-417-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

ZC HRGS
-TUES. 6/4

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mari Biddlecomb

Kathleen A. Smith

Anthony J. DiPaola, Esq

12850 Amberwoods Way 21784

1108 Outlet Mills Ct. Baltor 21228

614 Bosley Ave. 21204

Mr + Mrs Weber - 34 years

MICROFILMED

R. 10 ZONE

per cent of the lots may have an area less than 10,000 square feet (see Section 304).

208.2—Front Yard—For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 55 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—50 feet from the front lot line and not less than 75 feet from the center line of the street, except as specified in Section 303.1.

208.3—Side Yards—For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 30 feet from the side lot line and not less than 55 feet from the center line of the street; for other principal buildings—20 feet wide, except that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street.

208.4—Rear Yard—30 feet deep.

R. 6 Zone—Residence, One and Two-Family **Section 209—USE REGULATIONS**

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width — Each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than

Petitioner's

Ex # 1

R. 6 ZONE

10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304).

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3 — Side Yards — For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street; for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3; for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep.

R. G. ZONE

| | LOT DIMENSIONS | | | YARD DIMENSIONS | | | |
|---------------------------------|---------------------|---------------------------------------|-------------------|--------------------------|-------------------------|-------------------------|--|
| | Area in Square Feet | Lot Width at Front Bldg. Line in Feet | Lot Depth in Feet | Front Yard Depth in Feet | Side Yard Width in Feet | Rear Yard Depth in Feet | Maximum Number Dwelling Units in Any Group Bldg. |
| Group | | | | | | | |
| interior lot | 2070 | 18 | 115 | 25 | none | 50 | 6 |
| interior end lot | 3795 | 33 | 115 | 25 | 15 | 50 | 6 |
| street corner lot | 4945 | 43 | 115 | 25 | 25 | 50 | 6 |
| Semi-detached (1/2 of building) | | | | | | | |
| interior lot | 4025 | 35 | 115 | 25 | 15 | 50 | |
| street corner lot | 4945 | 45 | 115 | 25 | 25 | 50 | |
| Two-family duplex | | | | | | | |
| interior lot | 8050 | 70 | 115 | 25 | 15 | 50 | |
| street corner | 9200 | 80 | 115 | 25 | 25 | 50 | |

214.2—Front Yard—For all two-family dwellings and for group houses, the front building line shall be not less than 55 feet from the center line of the street.

214.3—Side Yards—For all two-family dwellings and group houses on corner lots, the building line along the side street shall be not less than 55 feet from the center line of the street.

214.4—Accessory Buildings—In case of a street corner end group house, any accessory building shall have a minimum setback of 25 feet from the lot line along the side street (see also Section 400).

R. A. Zone—Residence, Apartment

Section 215—USE REGULATIONS

The following uses only are permitted:

215.1—Uses permitted and as limited in R. 6 Zone;

215.2—Apartment houses;

215.3—Community garage when located not less than 60 feet from the front lot line and, in the case of a corner lot, 30 feet from the side street line except when contained within the main building, and provided

Petitioners

~~Exhibit~~

Exhibit #2

MICROFILMED

R. G. Zone—Residence, Group Home

Section 212—USE REGULATIONS

The following uses only are permitted:

212.1—Uses permitted and as limited in R. 6 Zone.

212.2—Group house dwellings.

212.3 — Special Exceptions — The following uses when permitted as Special Exceptions (see Sections 270 and 502):

Boarding or rooming houses;

Conservatory, music and the arts;

Convalescent home;

Excavations, controlled (see Section 403);

Hospital, Class B (see Section 407);

Poultry, commercial killing of, but only on a farm (see Section 404);

Private colleges, nursery or dancing schools, dormitories, fraternity and sorority houses, but excluding business and trade schools;

Public utility uses other than those noted in Section 200.11 (see Section 411);

Wireless transmitting and receiving structure.

Section 213—HEIGHT REGULATIONS:

Same as R. 40 Zone.

Section 214—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

214.1—Lot Area and Width and Yard Dimensions—

a. For one-family dwellings and other non-residential buildings, same as in R. 6 Zone;

b. For group houses and two-family semi-detached or duplex dwellings, minimum standards shall be those shown in the following schedule:

U.S. DEPARTMENT OF STATE
OFFICE OF THE SECRETARY OF DEFENSE
REGISTERED
PROPERTY LINE NUMBER

[Handwritten signatures and dates: "12/1/73" and "12/1/73"]

#410 --- RT
1. Notary section is incomplete/incorrect.

#412 --- JJS
1. No title for person signing for legal owner.

#415 --- MJK
1. Is a violation - should not be filed as "administrative".

#416 --- JLL
1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 --- MJK
1. No original signatures on petition form.

#419 --- MJK
1. No original signatures on petition form.

#420 --- JJS
1. No review information on bottom of petition form.

#422 --- MJK
1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

April 30, 1996

RE: PETITION FOR VARIANCE * BEFORE THE
3506 Oak Court and 3508 Oak Court, NW/S *
Oak Court, 209' S. of Liberty Road * ZONING COMMISSIONER
2nd Election District, 2nd Councilmanic *
 * OF BALTIMORE COUNTY
Virginia Puglisi, Marie Biddlecomb and *
and Kathleen Smith * CASE NO. 96-417-A
Petitioners *
 * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

20 HRS
TUES. 6/4

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

COVAHEY & BOOPER, P. A.

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VIA FACSIMILE
687-5708

Baltimore County Zoning Office

ATTN: Gwen Stephens

RE: ITEM NO.: 416
VARIANCE FOR 2006 AN. 196. 00K 0000
PETITIONER: PUGLIS: ET AL.

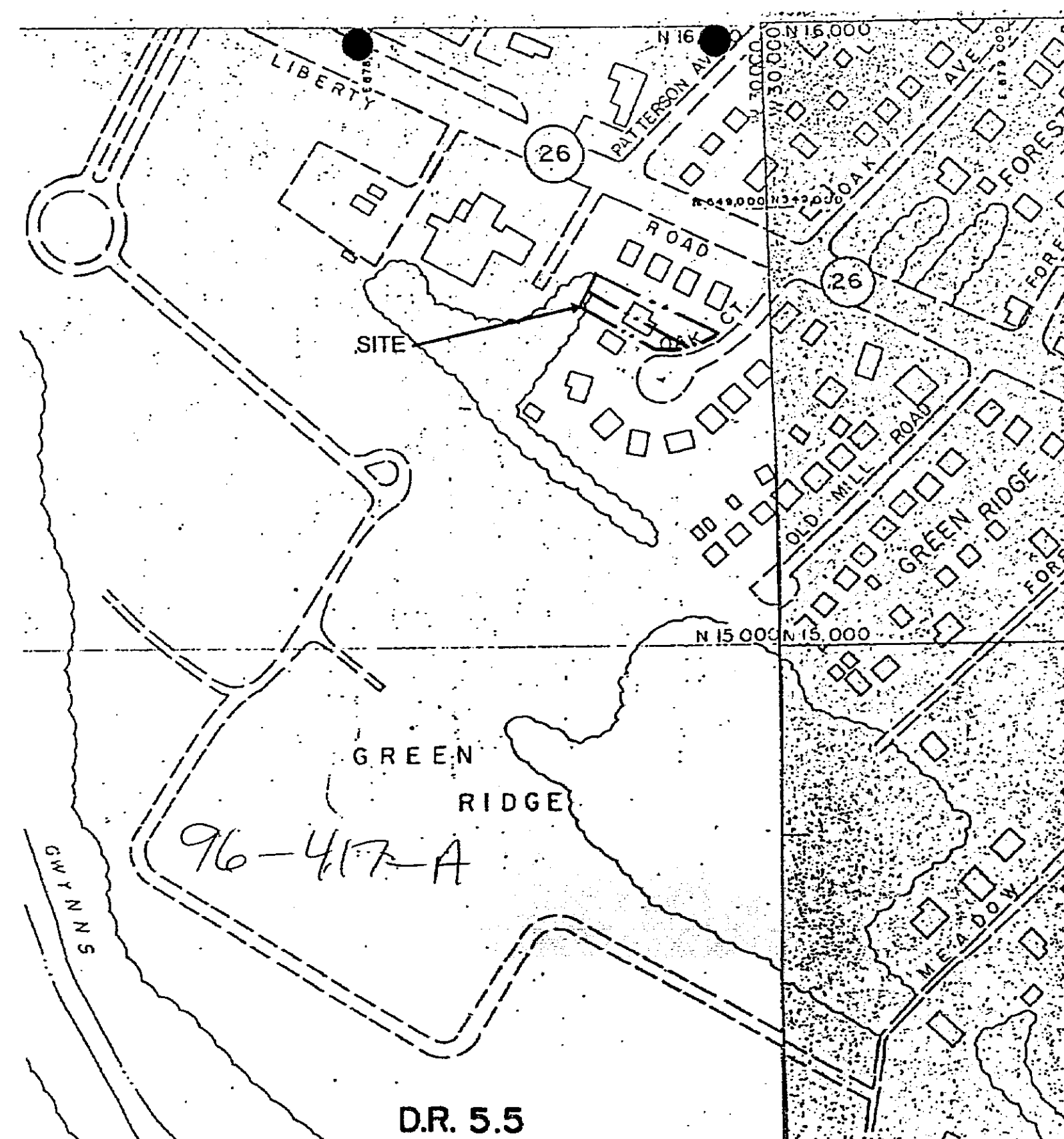
Dear Gwen:

To avoid any conflict in dates, I have calculated forty-five days from the filing date and determined that the hearing will fall sometime after June 1, 1991. The following are dates and/or parts of certain cases which are not available:

June 11
June 13
June 14 (morning)
June 18 (afternoon)
June 20
June 21
June 24 (afternoon)
June 25 (morning)
June 28 (afternoon)

Very truly yours,
J. Edgar Hoover
Director

AJD/as
4-25-26



PORTION OF ZONING MAP
LOCATION: MILFORD AREA
SHEET: N.W. 4-F

R. 10 ZONE

per cent of the lots may have an area less than 10,000 square feet (see Section 304).

208.2- Front Yard—For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 55 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—50 feet from the front lot line and not less than 75 feet from the center line of the street, except as specified in Section 303.1.

208.3—Side Yards—For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 30 feet from the side lot line and not less than 55 feet from the center line of the street; for other principal buildings—20 feet wide, except that for a corner lot the building line along the side street shall be not less than 35 feet from the side lot line and not less than 60 feet from the center line of the street.

208.4—Rear Yard—30 feet deep

R. 6 Zone—Residence, One and Two-Family
Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS

Section 211--AREA REGULATIONS

211.1. Lot Area and Width – Each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than

Peterson's
Ex #1

R. 6 ZONE

10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304).

211.2.—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

211.3 – Side Yards – For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street; for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3; for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep

R. G. ZONE

| | 101 DIMENSIONS | | | YARD DIMENSIONS | | |
|-------------------------------|---------------------|-------------------|-------------------|----------------------|---------------------|-----------------------------|
| | Average Square Feet | Lot Width in Feet | Lot Depth in Feet | Block Length in Feet | Block Width in Feet | Maximum Number of Buildings |
| Groups | | | | | | |
| Interior lot | 2070 | 18 | 115 | 25 | 30 | 6 |
| Interior and lot corner lot | 3793 | 23 | 115 | 25 | 31 | 6 |
| Corner lot | 4945 | 33 | 115 | 25 | 33 | 6 |
| Standardized (No of building) | | | | | | |
| Interior lot | 4025 | 35 | 115 | 25 | 35 | 30 |
| Interior and lot corner lot | 4720 | 40 | 115 | 25 | 35 | 30 |
| Two-family duplex | 8050 | 70 | 115 | 25 | 35 | 30 |

214.2—Front Yard—For all two-family dwelling and for group houses, the front building line shall be not less than 55 feet from the center line of the street.

214.3—Side Yards—For all two-family dwelling and group houses on corner lots, the building line along the side street shall be not less than 55 feet from the center line of the street.

214.4—Accessory Buildings—In case of a street corner end group house, any accessory building shall have a minimum setback of 25 feet from the lot line along the side street (see also Section 400).

B. A. Zone—Residence, Apartment

Section 215—USE REGULATIONS
The following uses only are permitted:
215.1—Uses permitted and as limited in R. 6 Zone

215.3—Community garage when located not less than 60 feet from the front lot line and, in the case of a corner lot, 30 feet from the side street line except when contained within the main building, and provide

Petitioners
~~Exhibit~~
Exhibit #2

